

Approved August 23, 2007

Minutes Spencer County Board of Zoning Appeals
July 26, 2007

Chairman Charlie Waninger called the Spencer County Board of Zoning Appeals to order at 6:00pm. Members present Nathan Helms, Jerry Embry, James Boyd, Neil Collignon and Charles Waninger.

Minutes approved as presented.

First order of business Francis Lueken petitions for a Special Exception Grant to locate a mobile home at 8848 E County Rd 2000 N, Ferdinand, Indiana. 3.55 Acres in Harrison Twp. Section 7, Twp. 4S, Range 4W. Present at the meeting was property owner Frances Lueken; he was present to answer any questions the board may have. Neil Collignon ask if property was in both names. Lueken stated Title work is in the process of being done in Nathan's name. Administrator Cail stated all paperwork was filled in both names everything checked out okay and he has septic approval. Lueken stated he spoke with the three adjoining property owners and they had no problem with the mobile home being set up. Cail stated all adjoining property owners were sent letters of petition Attorney Wetherill stated he doesn't see a problem from review of the plat book and aerials. Chairman Waninger ask if anyone was against petition. No response. Neil Collignon made motion to accept petition James Boyd 2nd, motion carried all in favor.

Old Business:

Administrator Cail updated the board on camper trailer belonging to Karen Fasnacht. Cail reported there doesn't appear to be any activity going on the property. After a brief discussion the board placed on hold until Fasnacht returns from Florida. Administrator Cail also reported the two scrapped trailers on State road 66 East of Grandview on which a letter was sent out to property owner, trailers are now cleaned off property and the property is cleaned up.

New Business:

Discussion and possible adoption of rules under IC 36-7-4-916 concerning appeals, applications, notice, hearing and determinations. Attorney Frances Lueken explained this is not a new ordinance, it's not an ordinance, and it's an official action, just a place for our rules and procedures to be centralized in one location. We are already in compliance, however if information is requested documents would take awhile to locate. After a lengthy discussion Jerry Embry made the motion for Administrator, staff and Plan Commission Attorney to review writing of our current Rules and Procedures that are utilized by our Zoning Appeals Board, 2nd by Nathan Helms, all in favor.

Attorney Wetherill updated board on James Wagner-Jaws of Collision. A letter was sent out on March 29, 2007 from Cail and one letter was sent from Wetherill on June 15, 2007. Wagner hasn't responded from either letter. Wagner is running a garage and wrecker service. After a brief discussion, a motion was made by Nathan Helms to send another letter out stating, he needs to apply for a variance to run his business 2nd by Jerry Embry, all in favor. Motion carried.

Next meeting August 23, 2007 at 6:00 pm.

Motion to adjourn the meeting was made by James Boyd, Neil Collignon 2nd, all in favor, Motion carried.

Meeting adjourned at 6:38pm.

tc/ej